



WILLIAM LARSON & ASSOCIATES, INC.
INCORPORATED
 1000 E. WILLOW AVE.
 BALTIMORE, MD. 21201
 ROBERT E. WILSON, P.E.
 JAMES L. LARSON
 LOUIS J. PARSONS, P.E.

DESCRIPTION FOR VARIANCE TO ZONING, BALTIMORE NATIONAL PIKE AND INGLETSIDE AVENUE
 WINT DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the case at the corner formed by the intersection of the South side of Baltimore National Pike (U.S. Route No. 40) and the East side of Ingleside Avenue and running thence and bisecting on the South side of Baltimore National Pike North 72 degrees 18 minutes 12 seconds East 417.58 feet thence leaving the South side of Baltimore National Pike and running South 6 degrees 31 minutes 12 seconds West 35.50 feet to the North side of Old Frederick Road thence bisecting thence South 69 degrees 19 minutes 02 seconds East 140.07 feet, South 67 degrees 13 minutes 12 seconds West 140.07 feet and South 74 degrees 13 minutes 12 seconds West 46.40 feet to the East side of Ingleside Avenue herein referred to thence bisecting thence North 3 degrees 14 minutes 45 seconds West 66.59 feet to the place of beginning.

Containing 0.37 acres of land, more or less

1-17-77



RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
 LAND PLANNING • BUSINESS LAYOUT • FLOODPLAIN STUDIES • CIVIL ENGINEERING
 MACHINE STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
 100 E. CALVERT ST.
 BALTIMORE, MD. 21201

Nicholas P. *Chairman*
Commissioner
 Acting Chairman

MEMBERS:

DEPT. OF
 TRANSPORTATION

DEPT. OF
 PUBLIC WORKS

DEPT. OF
 HEALTH

DEPT. OF
 PLANNING

DEPT. OF
 EDUCATION

DEPT. OF
 SOCIAL SERVICES

DEPT. OF
 PUBLIC SAFETY

April 6, 1977

Sun Oil Company
 1900 Wisconsin Circle Hwy.
 Lanham, MD 20651

RE: Variance Petition
 Item #186
 Sun Oil Company

Gentlemen:

The Zoning Planning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commission with recommendations as to the appropriateness of the requested zoning.

Located on the southeast corner of Baltimore National Pike and Ingleside Avenue, this site is currently improved with a Service Station while contiguous properties are improved with a bowling alley and lounge to the east and south, respectively.

This Variance is necessitated by your proposal to lease the existing building, convert to a gas and go operation, and to construct a canopy and kiosk closer to the front property line than the required setback.

The revised plan dated March 28, 1977, appears to satisfy the comments of this committee in particular those of the State Highway Administration and the Project and Development Planning Office, therefore, I scheduled this petition for a hearing date.

JUL 28 1977

ORDER RECEIVED FOR FILING
DATE *March 17, 1977*

Present to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of fact, strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners.

the above Variance should be granted, and it further appearing that by reason of the granting of the Variance, no substantial adverse effect on the health, safety, and general welfare of the community. Variance to permit a canopy within 5.5 feet of the right of way instead of the required 10 feet and a kiosk within 16 feet instead of the required 35 feet of the right of way should be granted.

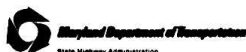
IT IS ORDERED by the Planning Commission of Baltimore County this 17th day of April, 1977, that the above petition for the aforementioned Variance should be and the same are GRANTED from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, Department of Public Works, and the Office of Planning and Zoning.

Present to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the following finding of fact, strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners.

the above Variance should NOT BE GRANTED

IT IS ORDERED by the Planning Commission of Baltimore County, this 17th day of April, 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



Harry R. Hughes
Secretary
Baltimore County

February 17, 1977

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Re: Z.A.C. Meeting, Feb. 15, 1977
Item 180
Property Owner: Sun Oil Co.
Location: SE/C Baltimore
National Pike (Route 40) &
Ingleside Ave.

Attention: Mr. N. Commodari

Existing Zoning: B.M.-C.S.A.
Proposed Zoning: Variance to
permit a canopy 5.5' from the
right of way in lieu of the
required 10' and a kiosk 16'
from the right of way in lieu
of the required 35'.
Acre: 0.37
District: 1st

Dear Mr. DiNenna:

The plan indicates broken lines for an entrance from Route 40 near Ingleside Ave. There is no existing entrance at this location nor would an entrance be considered. The broken lines must be eliminated from any subsequent plans.

The paving of the easterly entrance is in very poor condition and must be replaced. The proposed curbing and paving must be done under permit from the State Highway Administration.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits

CLJ:evd

By: John E. Meyers

Sun Oil Company
Page 2
Form 6180
April 6, 1977

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas A. Commodari
NICHOLAS A. COMMODARI,
Acting Chairman,
Zoning Plans Advisory
Committee

MEC:rf

CC: Spellman, Larson & Associates, Inc.
Suite 110
Jefferson Building
Towson, MD 21204



THURSTON M. MOURING, PE
DIRECTOR

March 29, 1977

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 180 (1976-1977)
Property Owner: Sun Oil Company
B/E cor. Baltco National Pike and Ingleside Ave.
Existing Zoning: BM - C.S.A.
Proposed Zoning: Variance to permit a canopy 5.5' from the right-of-way in lieu of the required 10' and a kiosk 16' from the right-of-way in lieu of the required 35'.
Acre: 0.37 District: 1st

Dear Mr. DiNenna:

The following comments are furnished in regard to the plan submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways

Baltimore National Pike (U.S. 40), including the Ingleside Avenue Bridge, is a State Road; therefore, all improvements, alterations and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Old Frederick Road, an existing public road, is proposed to be widened to the future as a minimal 24-foot closed section roadway on a variable width right-of-way with a horizontal intersection with Route 40 (spacing 474'-0", Job Order #223-1). Highway right-of-way widening including any necessary reversible movements for slopes will be required in connection with any grading or building permit application. An offset type on-deck road termination is being considered for this section of Old Frederick Road so as to eliminate the conflict with Ingleside Avenue traffic. Further information may be obtained from the Baltimore County Bureau of Engineering.

Sediment Control

Development of this property through stripping, grading and stabilization, could result in a sediment pollution problem, damaging private and public buildings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.



March 2, 1977

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 180, Zoning Advisory Committee Meeting, February 15, 1977, are as follows:

Property Owner: Sun Oil Company
Location: SE/C Baltimore National Pike and Ingleside Avenue
Existing Zoning: B.M.-C.S.A.
Proposed Zoning: Variance to permit a canopy 5.5' from the right of way in lieu of the required 10' and a kiosk 16' from the right of way in lieu of the required 35'.
Acre: 0.37
District: 1st

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The building walls to remain should be clearly indicated on the site plan.

An elevation of the light standards should be shown on the site plan.

Number of driveways on street should read 85 x 2 130 (required width).

It is requested that additional landscaping be provided where possible.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Project and Development Planning



STEPHEN COLLINS
DIRECTOR

March 4, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

Re: Item 180 - ZAC - February 15, 1977
Property Owner: Sun Oil Company
Location: SE/C Baltimore National Pike & Ingleside Ave.
Existing Zoning: B.M.-C.S.A.
Proposed Zoning: Variance to permit a canopy 5.5' from the right of way in lieu of the required 10' and a kiosk 16' from the right of way in lieu of the required 35'.
Acre: 0.37
District: 1st

Dear Mr. DiNenna:

No traffic problems are anticipated by the proposed variance to permit a canopy 5.5' from the right of way in lieu of the required 10' and a kiosk 16' from the right of way in lieu of the required 35'.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Associate

Noted



THURSTON M. MOURING, PE
DIRECTOR

March 17, 1977

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
2nd Floor, Courthouse
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 180, Zoning Advisory Committee Meeting, February 15, 1977, are as follows:

Property Owner: Sun Oil Company
Location: SE/C Baltimore National Pike & Ingleside Ave.
Existing Zoning: B.M.-C.S.A.
Proposed Zoning: Variance to permit a canopy 5.5' from the right of way in lieu of the required 10' and a kiosk 16' from the right of way in lieu of the required 35'.
Acre: 0.37
District: 1st

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Project and Development Planning

Noted

Present to the Planning and Zoning Commission for the above project and it is requested that by action of the following body of law, the Planning and Zoning Commission be authorized to grant the proposed variance to the Planning and Zoning Commission for the above project.

On this 15th day of February, 1977, the Planning and Zoning Commission of Baltimore County, Maryland, do hereby certify that the following project has been approved by the Planning and Zoning Commission of Baltimore County, Maryland, on this 15th day of February, 1977.

That the Planning and Zoning Commission of Baltimore County, Maryland, do hereby certify that the following project has been approved by the Planning and Zoning Commission of Baltimore County, Maryland, on this 15th day of February, 1977.

Present to the Planning and Zoning Commission for the above project and it is requested that by action of the following body of law, the Planning and Zoning Commission be authorized to grant the proposed variance to the Planning and Zoning Commission for the above project.

On this 15th day of February, 1977, the Planning and Zoning Commission of Baltimore County, Maryland, do hereby certify that the following project has been approved by the Planning and Zoning Commission of Baltimore County, Maryland, on this 15th day of February, 1977.

That the Planning and Zoning Commission of Baltimore County, Maryland, do hereby certify that the following project has been approved by the Planning and Zoning Commission of Baltimore County, Maryland, on this 15th day of February, 1977.

That the Planning and Zoning Commission of Baltimore County, Maryland, do hereby certify that the following project has been approved by the Planning and Zoning Commission of Baltimore County, Maryland, on this 15th day of February, 1977.

Baltimore County
Department of Transportation
State Highway Administration

February 17, 1977

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, MD 21204
Attention: Mr. W. Connors

Re: S.A.C. Meeting, Feb. 15, 1977
Item 180.
Property Owner: Sun Oil Co.
Location: 56/C Baltimore National Pike and Ingleside Avenue
National Pike (Route 40) & Ingleside Ave.
Existing Zoning: B.M.-C.S.A.
Proposed Zoning: Variance to permit a canopy 5.5' from the right of way in lieu of the required 10' and a block 16' from the right of way in lieu of the required 35'.
Acres: 0.37
District: 1st

Dear Mr. DiNenna:
The plan indicates broken lines for an entrance from Route 40 near Ingleside Ave. There is no existing entrance at this location nor would an entrance be considered. The broken lines must be eliminated from any subsequent plans.

The paving of the easterly entrance is in very poor condition and must be replaced. The proposed curbing and paving must be done under permit from the State Highway Administration.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Accrete Permits

By: John A. Meyers
CLJ/MDV

Baltimore County
Office of Planning and Zoning
Towson, Maryland 21204
(301) 461-2011

March 2, 1977

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 180, Zoning Advisory Committee Meeting, February 15, 1977, are as follows:

Property Owner: Sun Oil Company
Location: 56/C Baltimore National Pike and Ingleside Avenue
Existing Zoning: B.M.-C.S.A.
Proposed Zoning: Variance to permit a canopy 5.5' from the right of way in lieu of the required 10' and a block 16' from the right of way in lieu of the required 35'.
Acres: 0.37
District: 1st

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The building walls to remain should be clearly indicated on the site plan.

An elevation of the light standards should be shown on the site plan.

Number of driveways on street should read 65 x 2 = 130 (required width)

It is requested that additional landscaping be provided where possible.

Very truly yours,

John L. Winkley
Planner III
Project and Development Planning

Baltimore County
Department of Public Works
Towson, Maryland 21204
THORNTON M. BOURGAIN, P.E.
DIRECTOR

March 29, 1977

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 180 (1976-1977)
Property Owner: Sun Oil Company
Location: 56/C Baltimore National Pike and Ingleside Ave.
Existing Zoning: B.M.-C.S.A.
Proposed Zoning: Variance to permit a canopy 5.5' from the right-of-way in lieu of the required 10' and a block 16' from the right-of-way in lieu of the required 35'.
Acres: 0.37 District: 1st

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Baltimore National Pike (U.S. 40), including the Ingleside Avenue ramp, is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Old Frederick Road, an existing public road, is proposed to be improved in the future as a minimal 24-foot closed section roadway on a variable width right-of-way with a nominalized intersection with Route 40 (Drawing #74-0598, Job Order 5-223-11). Right-of-way widening including any necessary reversible easements for slopes will be required in connection with any grading or building permit application. An offset type out-to-in road termination is being considered for this section of Old Frederick Road so as to eliminate the conflict with Ingleside Avenue traffic. Further information may be obtained from the Baltimore County Bureau of Engineering.

Setback Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, causing private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

March 9, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

Re: Item 180 - ZAC - February 15, 1977
Property Owner: Sun Oil Company
Location: 56/C Baltimore National Pike & Ingleside Ave.
Existing Zoning: B.M.-C.S.A.
Proposed Zoning: Variance to permit a canopy 5.5' from the right of way in lieu of the required 10' and a block 16' from the right of way in lieu of the required 35'.
Acres: 0.37
District: 1st

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to permit a canopy 5.5' from the right of way in lieu of the 10' and a block 16' from the right of way in lieu of the required 35'.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

MSF/jlf

Baltimore County
Department of Health
Towson, Maryland 21204

DONALD J. ROOF, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

March 8, 1977

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 180, Zoning Advisory Committee Meeting, February 15, 1977, are as follows:

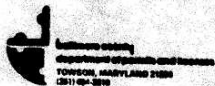
Property Owner: Sun Oil Company
Location: 56/C Baltimore National Pike & Ingleside Ave.
Existing Zoning: B.M.-C.S.A.
Proposed Zoning: Variance to permit a canopy 5.5' from the right of way in lieu of the required 10' and a block 16' from the right of way in lieu of the required 35'.
Acres: 0.37
District: 1st

Since metropolitan water and sewer are available, no health hazards are anticipated.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TMD:KJM:sah



JOHN B. DEWERT
DIRECTOR

February 15, 1977

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #180 Zoning Advisory Committee Meeting, February 15, 1977
are as follows:

Property Owner: Sun Oil Company
Location: S/W Baltimore National Pike & Ingleside Ave.
Existing Zoning: B.M. - C.S.A.
Proposed Zoning: Variance to permit a canopy 5.5' from the right of way in lieu of the required 10' and a kiosk 16' from the right of way in lieu of the required 35'.
Area: 0.37
District: 1st

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.
- ☒ B. A building permit shall be required before construction can begin.
- ☐ C. Three sets of construction drawings will be required to file an application for a building permit.
- ☒ D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- ☐ E. Wood frame walls are not permitted within 3'0" of a property line. Concrete Building Department if distance is between 3'0" and 6'0" of property line.
- ☐ F. No comment.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. DiNenna
Charles E. DiNenna
Planning Review Chief
(C1100)

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: February 9, 1977

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: February 15, 1977

RE: Item No: 180
Property Owner: Sun Oil Company
Location: SE/C Baltimore National Pike & Ingleside Avenue
Present Zoning: B.M.-C.S.A.
Proposed Zoning: Variance to permit a canopy 5.5' from the right of way in lieu of the required 10' and a kiosk 16' from the right of way in lieu of the required 35'.

District: 1st
No. Acres: 0.37

Dear Mr. DiNenna:

Re bearing on student population.

Very truly yours,

N. Nick Petrovich
N. Nick Petrovich,
Field Representative

WHP/lp

JOSEPH E. MCGEE, JR., PRESIDENT
V. BAYARD HILLMAN, JR., VICE-PRESIDENT
MARCUS M. BOUTEREAU

THOMAS H. BOYER
WILLIAM L. GIBSON, JR.
ROBERT S. MATHIAS
ROBERT F. DUBEL, SUPERINTENDENT

ALVIN LORECH
WES HILTON & SMITH, JR.
RICHARD D. TRACEY, D.V.M.



TOWSON, MD. 21204

Mar. 30, 1977

THIS IS TO CERTIFY that the annexed advertisement of
Petition for a Variance-- Sun Oil Co.
was inserted in the following:

- ☒ Catonsville Times
- ☒ Dundalk Times
- ☒ Essex Times
- ☒ Suburban Times East
- ☐ Towson Times
- ☐ Arbutus Times
- ☐ Community Times
- ☐ Suburban Times West

weekly newspapers published in Baltimore County, Maryland,
once a week for one successive weeks before the
18th day of April 1977, that is to say, the same
was inserted in the issues of
March 30, 1977.

STROMBERG PUBLICATIONS, INC.

BY *DeWitt*

CERTIFICATE OF POSTING SECOND DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 1st Date of Posting: April 1, 1977
Posted for: Petition for Variance
Petitioner: Sun Oil Co.
Location of property: SE COR. of Bldg. Nat. Pike & Ingleside Ave.
Location of Sign: SE COR. of Bldg. Nat. Pike & Ingleside Ave.
Remarks: _____
Posted by: Thomas H. Boyer Date of return: March 2, 1977

Assignment of a hearing date.
This is not to be interpreted as acceptance of the Petition for
Petitioner's Attorney Reviewed by _____
Submitted by _____
Zoning Commissioner
Filing Fee \$ 22.00
Cash _____
Check _____
Your Petition has been received. This is the _____ day of _____ 1977.
111 W. Chesapeake Avenue
Towson, Maryland 21204
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 11, 1977

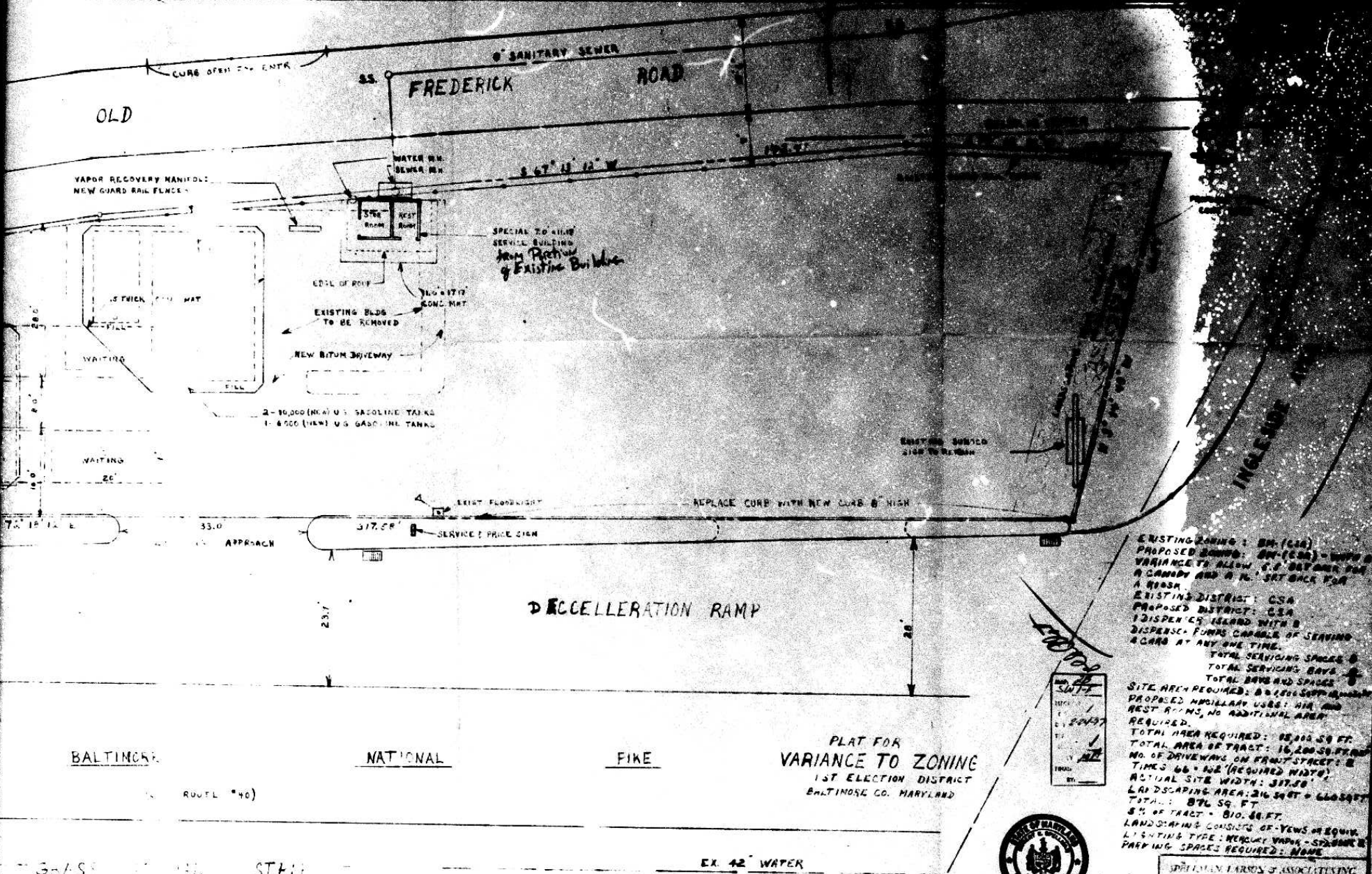
THIS IS TO CERTIFY that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md. _____
at _____
day of _____ 1977, the _____ publication
appearing on the _____ day of _____
1977.

THE JEFFERSONIAN

Cost of Advertisement, \$ _____

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 499
DATE: Mar. 26, 1977 ACCOUNT: 01-662
AMOUNT: \$5.00
RECEIVED FROM: William B. McCowan, 3617 Congress Rd., Ellicott City, Md. 21037
FOR: Petition for Variance for Sun Oil Co. #77-210-4
CASHIER: W.B. McCowan 25.00 CASH
VALIDATION OF SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 498
DATE: April 18, 1977 ACCOUNT: 01-662
AMOUNT: \$67.25
RECEIVED FROM: William B. McCowan, 3617 Congress Rd., Ellicott City, Md. 21037
FOR: Advertising and posting of property for Sun Oil Co. #77-210-4
CASHIER: W.B. McCowan 67.25
VALIDATION OF SIGNATURE OF CASHIER

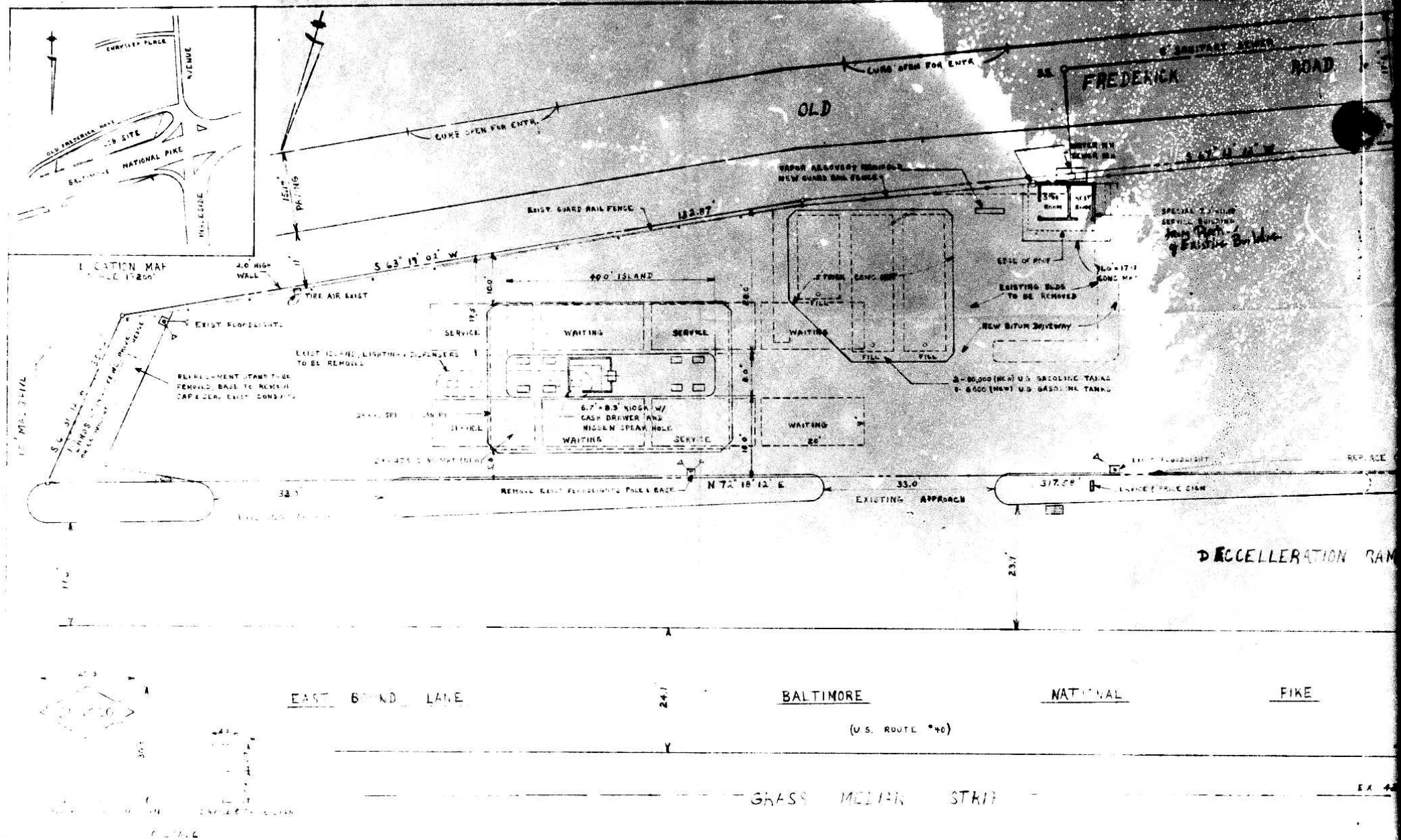


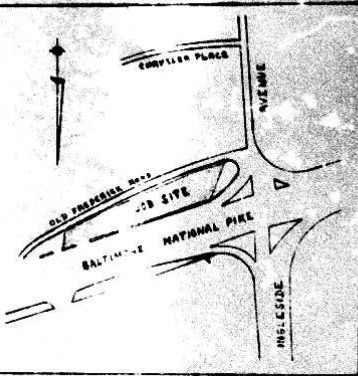
EXISTING ZONING: BM (C2B)
 PROPOSED ZONING: BM (C2B) - WITH A VARIANCE TO ALLOW 6.5' SETBACK FOR A CANOPY AND A 16' SETBACK FOR A REAR
 EXISTING DISTRICT: C2A
 PROPOSED DISTRICT: C2A
 12 DISPERSED ISLAND WITH 8 DISPERSED FOUNTAINS CAPABLE OF SERVING 40000 AT ANY ONE TIME.
 TOTAL SERVING SPACES: 8
 TOTAL SERVING BAYS: 4
 TOTAL BAYS AND SPACES: 12
 SITE AREA REQUIRED: 8,000 SQ. FT.
 PROPOSED ADDITIONAL USES: HIM AND REST ROOMS, NO ADDITIONAL AREA REQUIRED.
 TOTAL AREA REQUIRED: 8,000 SQ. FT.
 TOTAL AREA OF TRACT: 16,200 SQ. FT.
 NO. OF DRIVEWAYS ON FRONT STREET: 2
 TIMES 66' 48" (REQUIRED WIDTH)
 ACTUAL SITE WIDTH: 317.50'
 LANDSCAPING AREA: 216,947' 2" 66,000 SQ. FT.
 8% OF TRACT = 810.84 FT.
 LANDSCAPING CONSISTS OF TREES AND EQUIV.
 LIGHTING TYPE: MERCURY VAPOR - SPARKLE
 PARKING SPACES REQUIRED: NONE

PLAT FOR
 VARIANCE TO ZONING
 1ST ELECTION DISTRICT
 BALTIMORE CO. MARYLAND

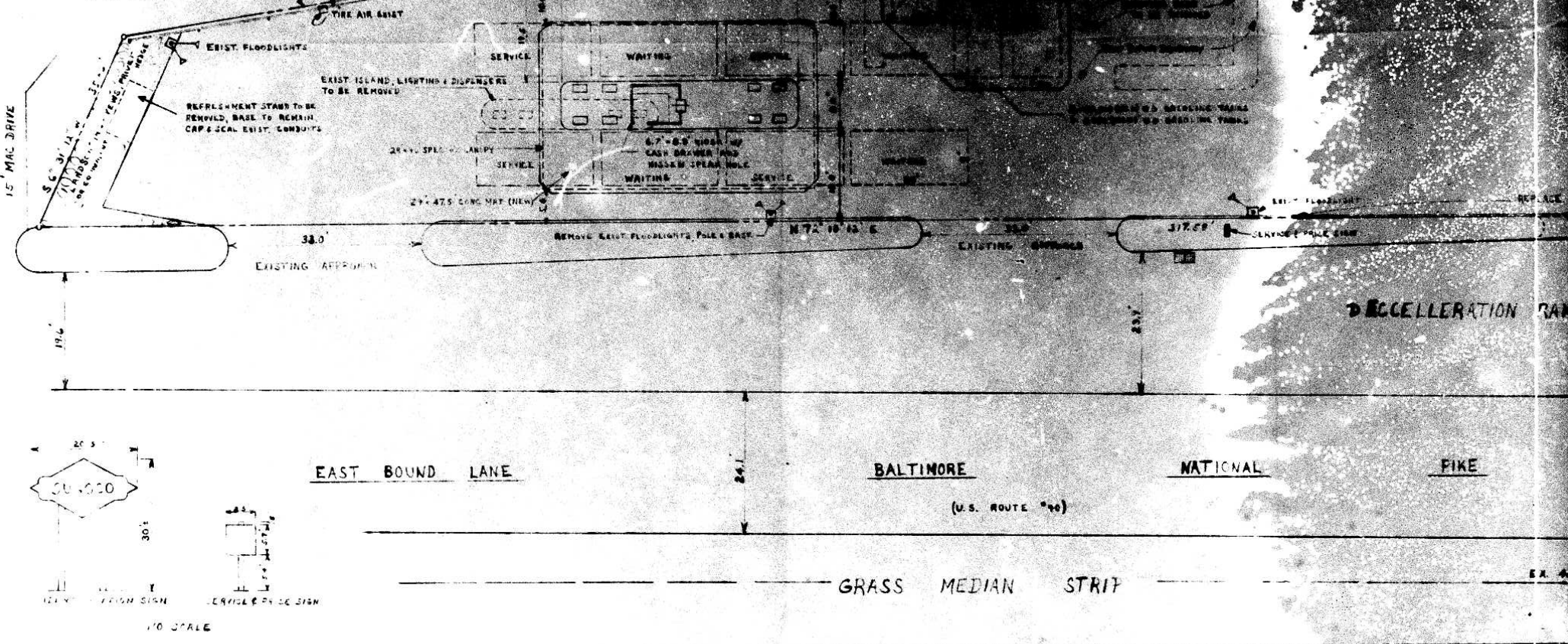


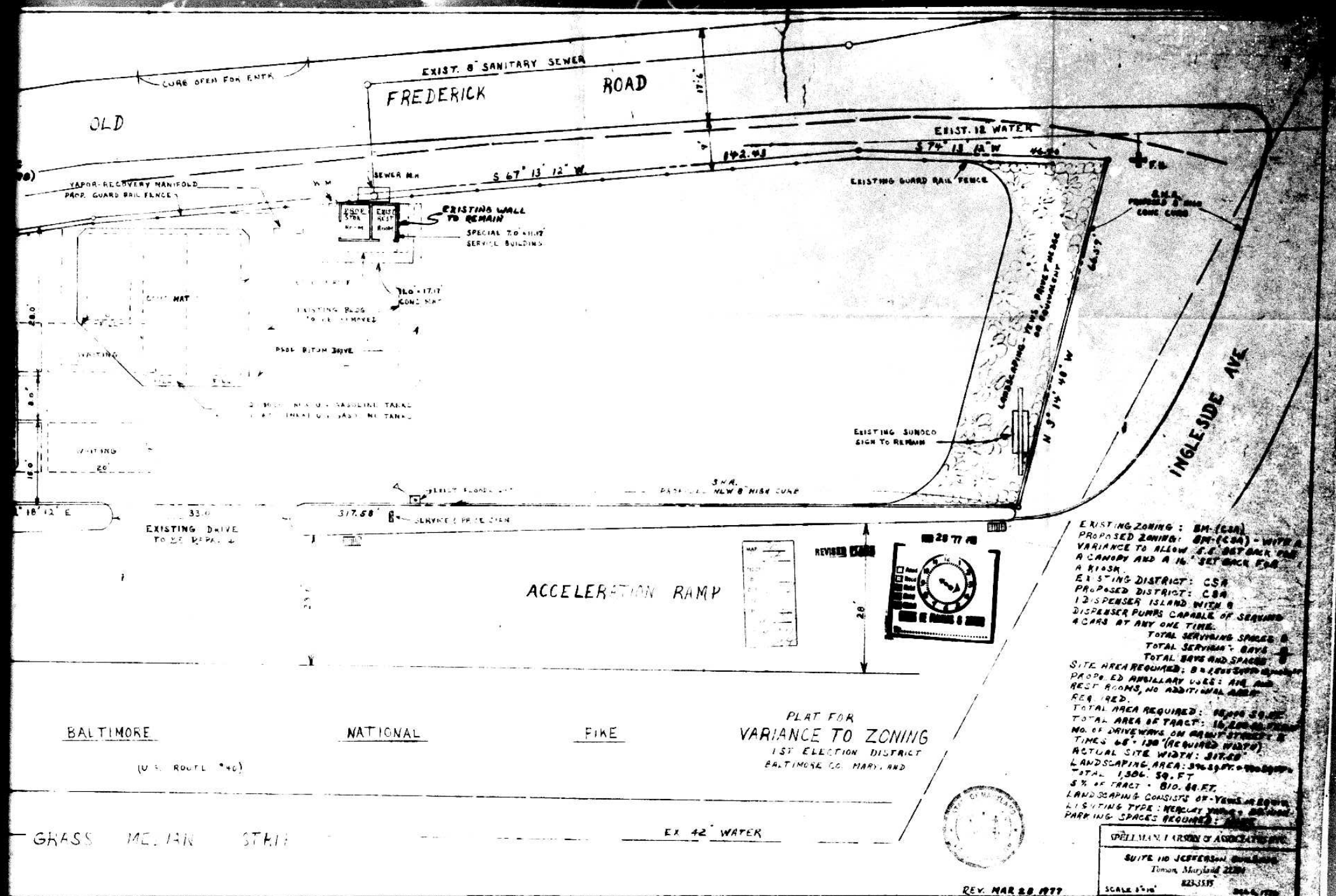
SUITE 110 JEFFERSON BUILDING
 1000 N. EIGHTH STREET
 BALTIMORE, MD 21204
 SCALE 1"=10' 2000 76120





LOCATION MAP
Scale 1"=200'



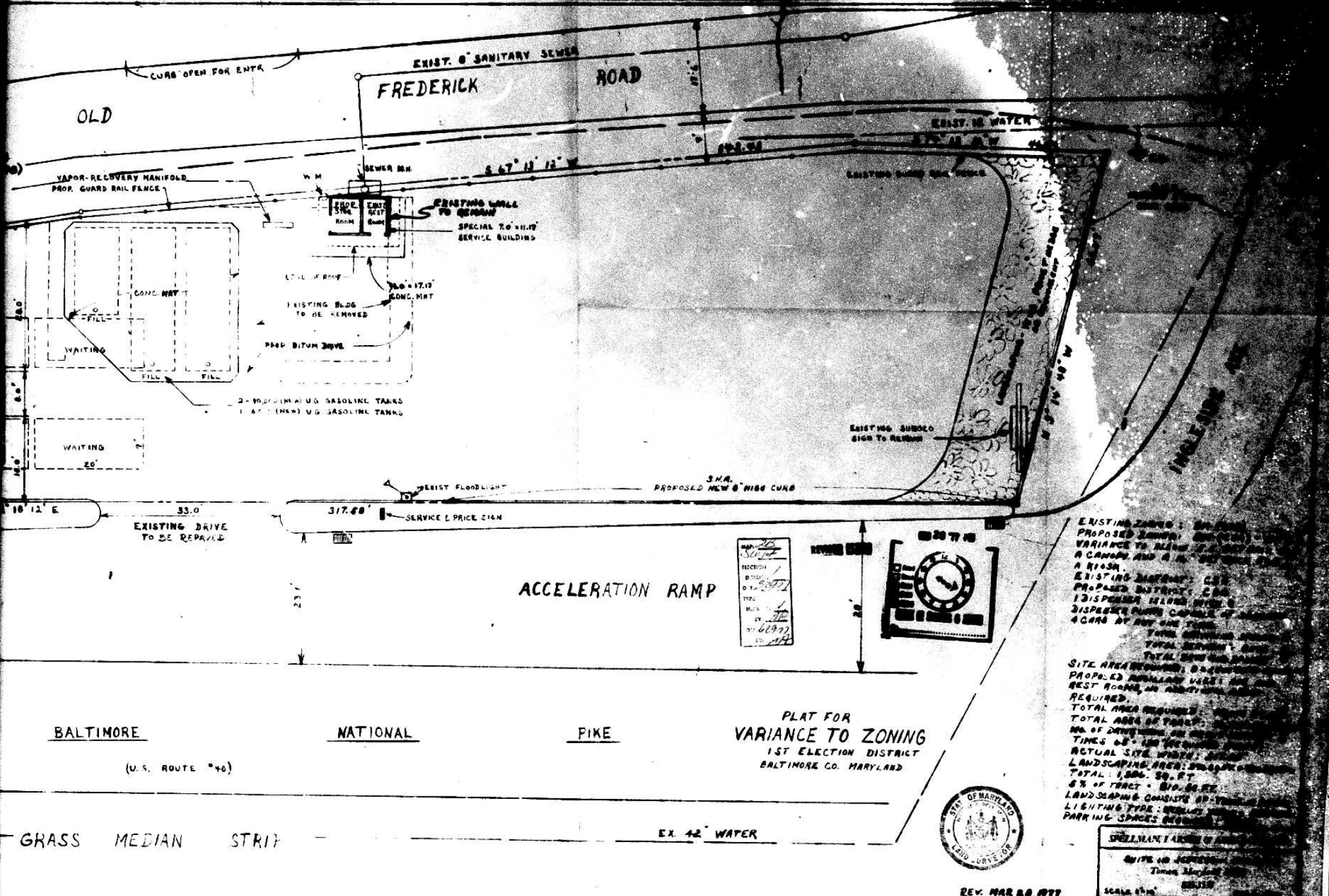


REV. MAR 28 1971

SCALE 1"=10'

823:58

762



MAP 25
 RECORD
 D. TO 6/27/77
 TYPE
 BY 6/27/77
 BY 6/27/77



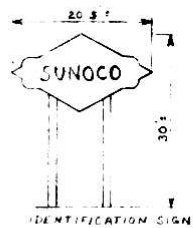
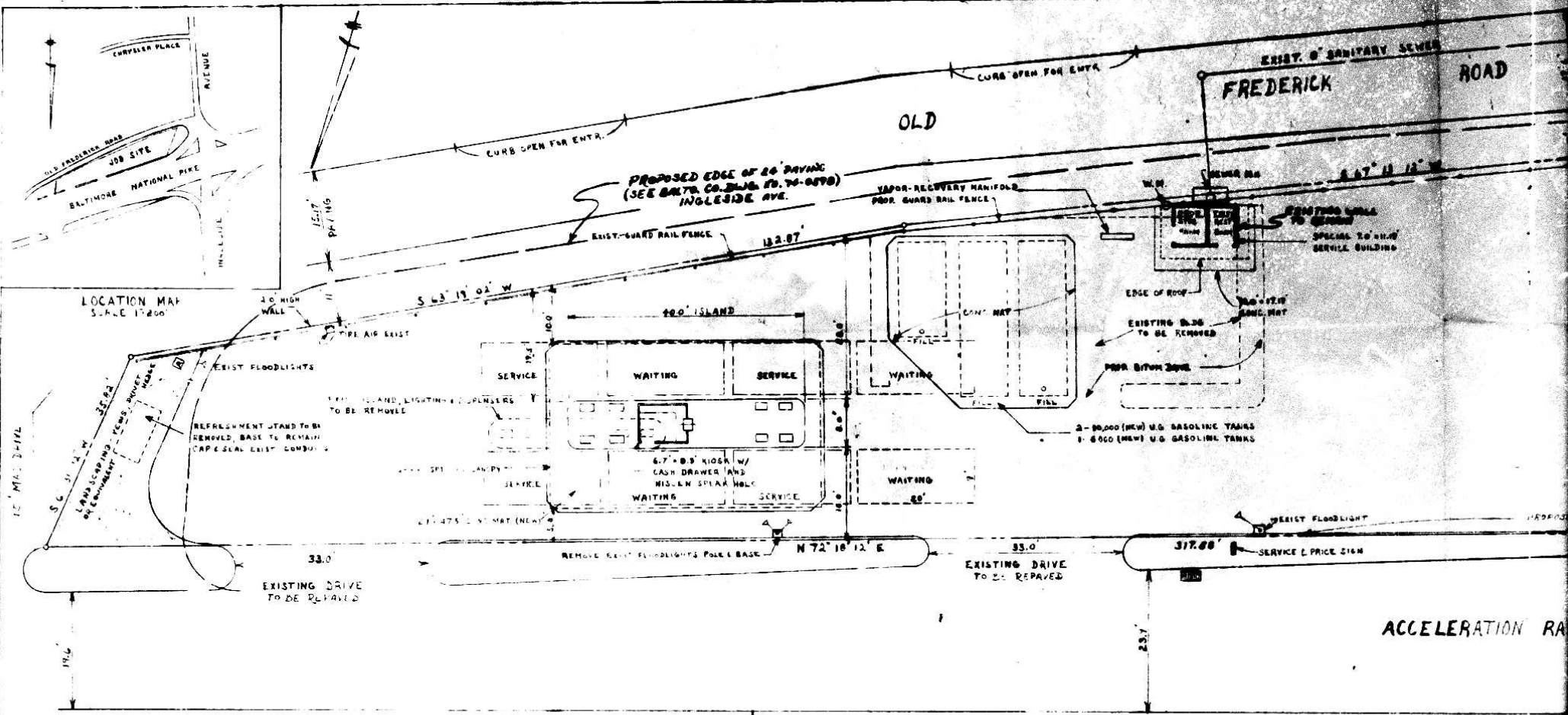
PLAT FOR
 VARIANCE TO ZONING
 1ST ELECTION DISTRICT
 BALTIMORE CO. MARYLAND

EXISTING ZONING: BAL. 1000
 PROPOSED ZONING: BAL. 1000
 VARIANCE TO BAL. 1000 ZONING
 A CANOPY AND A 10' SIGN OVER THE
 A KIOSK.
 EXISTING DISTRICT: C-2
 PROPOSED DISTRICT: C-2
 12 DISPENSER ISLANDS WITH 6
 3 DISPENSER ISLANDS AT 40' SPACING
 4 CARS AT ANY ONE TIME
 TOTAL SIGNAGE REQUIRED:
 TOTAL SIGNAGE: 1 SIGN
 TOTAL SIGNAGE: 1 SIGN
 TOTAL SIGNAGE: 1 SIGN
 SITE AREA REQUIRED: 0.40 ACRES
 PROPOSED SIGNAGE: 1 SIGN
 BEST ROOM, NO ADDITIONAL SIGNAGE
 REQUIRED.
 TOTAL AREA REQUIRED: 0.40 ACRES
 TOTAL AREA OF TRACT: 0.40 ACRES
 NO. OF DRIVEWAYS: 1 DRIVEWAY
 TIMES 68' 100' REQUIRED
 ACTUAL SITE WIDTH: 68' 100'
 LANDSCAPING AREA: 0.40 ACRES
 TOTAL: 1.00 ACRES
 8% OF TRACT: 0.032 ACRES
 LANDSCAPING CONSISTS OF: TREES, SHRUBS
 LIGHTING TYPE: STREET LIGHTS
 PARKING SPACES REQUIRED: 12 SPACES



REV. MAR 20 1977

SPECIALTIES
 4015 E. JEFFERSON
 Timon Maryland
 21210



NO SCALE

EAST BOUND LANE

BALTIMORE

NATIONAL

PIKE

(U.S. ROUTE 740)

GRASS MEDIAN STRIP

EX

